

Legal Certainty of Individuals as Legal Subjects & Land Rights Holders in Indonesia a Comparative Study Between Indonesia & Singapore

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Abstract. *Law Number 6 of 2023 concerning the Determination of Government Regulations in Lieu of Law Number 2 of 2022 concerning Job Creation Becoming Law regulates the position of individual companies, based on the provisions of Article 153 letters A to letter J which are inserted in Articles 153 to Article 154 in Law Number 40 of 2007 concerning Limited Liability Companies. The concept of the birth of an individual company is to provide support from the Indonesian Government in supporting micro and small business actors to obtain a legal entity with a modern form that ignores the principle of two legal subjects in establishing a limited liability company. The founder of an individual company can only establish 1 (one) individual company within a period of 1 (one) year with the company organs, namely the GMS and the Board of Directors by providing legal standing for the individual company, from the issuance of the registration certificate for the establishment of the individual company. In Singapore, a legal entity that has the same characteristics as an individual company is known as a private company limited. As a legal subject, individual companies can be given land rights as regulated in Law Number 5 of 1960 concerning Basic Agrarian Principles and their implementing regulations, namely Business Use Rights, Building Use Rights and Use Rights with a period of time and given a certificate as strong proof of ownership of land in Indonesia.*

Keywords: *Agrarian; Company; Individual; Law.*

1. Introduction

Following the enactment of Law Number 6 of 2023 concerning the Stipulation of Government Regulation in Lieu of Law Number 2 of 2022 concerning Job Creation into Law (hereinafter referred to as "Law Number 6 of 2023"), the Indonesian Government introduced a new legal entity, namely the Sole Proprietorship, to support ease of doing business, especially for micro and small business actors

(hereinafter referred to as “MSEs”). The position of MSEs as the backbone of the national economy is due to has a role in creating jobs, driving the local economy and increasing the inclusiveness of development.

Sole Proprietorship was regulated in the provisions of Article 153 letters A to J of Law 6 of 2023 which were inserted in Article 153 to Article 154 of Law Number 40 of 2007 concerning Limited Liability Companies (hereinafter called “UUPT”). Based on provision Chapter 153 A paragraph (1) Law Number 6 of 2023 states that “a company that meets the criteria for micro and small businesses can be established by 1 (one) person”, so that based on Article 153 A paragraph (1) of Law Number 6 of 2023, it is the embryo (underlined by the author) of the birth of a sole proprietorship. This marks a paradigm shift related to company law, which previously only recognized a limited liability company (PT) as a legal entity that must be established by two legal subjects. The philosophical basis for regulating sole proprietorships in the Indonesian legal system after the enactment of Law Number 6 of 2023 includes: empowering the people's economy, providing legal certainty and benefits, democratizing company access, social justice and efficiency and legal modernization.

Compared with the regulations in Singapore which adheres to the common law legal system, there are... characteristics that are almost the same as a sole proprietorship in Indonesia in terms of equivalency are a closed company (private company limited) or its implementation in Singapore is also known as Pte. Ltd. Private Limited Company based on Companies Act Cap 50. In Section 17, it is stated that “Subject to the provisions of this Act, any person may, whether alone or together with another person, by subscribing his name or their names to a constitution and complying with the requirements as to registration, form an incorporated company” which normatively can be interpreted that both individuals or together with other people can establish a legal entity company by agreeing to the articles of association, and fulfilling the terms and conditions stipulated by law. Thus, based on Section 17 of the Companies Act Cap 50, it is the fundamental basis for the implementation of individual companies in Singapore, meaning that subject to the limitations and conditions stipulated in the Companies Act 50, a person either alone or together can establish a company as a sole shareholder or sole director (Section 145) of the Companies Act 50, only limited to the value of the shares owned and a Private Limited Company can be legally established with one founder (one member company) based on Section 17 point 1 of the Companies Act 50 and based on Section 19 point 5 of the Companies Act 50, it is stated that Pte. Ltd is a separate legal entity and is recognized as a legal entity.

In Black's Law Dictionary, the definition of a legal entity is stated as “an entity such as a corporation, created by law given certain legal rights and duties of a human being, a being, real or imaginary, who for the purpose of legal reasoning is treated

more or less as a human being.” This means that a legal entity such as a corporation that is established based on a law is given certain legal rights and duties as a human being (real or imaginary) for the purpose of legal reasoning and is treated more or less as a human being and for that reason a legal entity (individual company) has several legal rights, including:

- a. The right to own or control property (right to own property);
- b. The right to enter into or make an agreement (right to a corporate seal);
- c. The right to sue and be sued in court (right to sue or to be sued).”

Thus, one of the legal rights for individual companies is the right to be granted land rights as regulated in Law Number 5 of 1960 concerning Basic Agrarian Principles (hereinafter referred to as “UUPA”) and its implementing regulations, however, the fact that has occurred until now is that the Indonesian Government has not given special attention regarding the granting of rights to individual companies. Thus, the recognition of Individual Companies as new legal subjects requires clear regulations regarding their status as holders of land rights. However, it must be emphasized that the granting of land rights to individual companies must still be subject to the basic principles of Indonesian agrarian law. This provision reflects the state's real efforts to open wider access for micro and small enterprises (MSEs) in order to support national economic development.

2. Research Methods

In this paper, the legal research method used is doctrinal, which basically examines by examining library materials or secondary data with primary legal sources (positive law), including: Civil Code, Law Number 5 of 1960 concerning Basic Agrarian Principles, Law Number 40 of 2007 concerning Limited Liability Companies, Law Number 6 of 2023 regarding the Stipulation of Government Regulation in Lieu of Law Number 2 of 2022 concerning Job Creation, Government Regulation Number 18 of 2021 concerning Management Rights, Land Rights, Apartment Units and Land Registration, along with a comparison of regulations in Singapore such as the Company Act 50, Land Titles Act 2004, Republic Of Singapore Government Gazette Acts Supplement, Business Names Registration Act 2014, The Statutes Of The Republic of Singapore Companies Act 1967, and reviewed with other regulations related to the topic and formulation of the problem to be discussed which are authoritative and binding. materials (books, literature, journals, papers and other written legal materials) and tertiary legal materials (which are intended to refer to and support primary and secondary legal materials consisting of dictionaries, encyclopedias, cumulative indexes and soon) and supported by legal theories obtained from writings of legal experts, so that it is used as a basis for understanding the relationship between legal science and applicable positive law as well as the topics to be studied and analyzed and

regarding the collection of legal materials, it is done by recording and inventorying primary legal materials (positive legal rules), namely laws and regulations related to corporate law and banking law, secondary legal materials (books and journals) and tertiary legal materials (dictionaries) to then be analyzed and studied in order to answer the problem formulation, thereby providing conclusions and suggestions.

3. Results and Discussion

3.1. The legal status of a sole proprietorship is based on the laws of Indonesia and Singapore

1) The Position of Sole Proprietorships as Legal Subjects in Indonesia

The concept of regulating sole proprietorships is supported by the development of the business world in Indonesia which shows the dominance of MSMEs due to their strategic role in absorbing labor and supporting economic growth, but often face obstacles in terms of capital, access to financial institutions, legal protection in carrying out their business activities and the need to provide a simple, inexpensive legal entity. and affordable for individual business actors, especially MSMEs. In relation to the theory of legal certainty according to Gustav Radburch, the law was not created to worsen the situation, but rather to provide certainty, justice and benefits for society. In the value of the benefits of law functions as a tool to understand social reality, so that according to Gustav Radbruch's view, there is a scale of priorities that must be implemented, where the first priority is always justice, then benefits and finally legal certainty. The law functions as a means of conserving human interests in society. The purpose of law has targets to be achieved which divide rights and obligations between each individual in society.

A sole proprietorship is a legal subject in the form of a legal entity (*recht person*) other than a person (*natuurlijke person*),” the artificial legal person called the corporation has no physical existence. It has neither body, parts, nor passions. It cannot wear weapons nor serve in wars. It can be neither loyal nor disloyal.” This means that the artificial legal entity called a corporation does not have a physical existence, does not have a body, parts or desires, No Can use weapon or on duty in war, no Can loyal, but can carry out legal acts (make contracts) limited to matters expressly regulated in the company's articles of association.

In addition to being regulated in Law Number 6 of 2023, there are regulations for individual companies in Government Regulation Number 7 of 2021 concerning Facilitation, Protection and Empowerment of Cooperatives and Micro, Small and Medium Enterprises (hereinafter referred to as” PP 7 of 2021”), Government Regulation Number 8 of 2021 concerning Company Authorized Capital and Registration of Establishment, Changes and Dissolution of Companies that Meet the Criteria for Micro and Small Enterprises (hereinafter referred to as” PP 8 of

2021”) and Regulation of the Minister of Law and Human Rights of the Republic of Indonesia Number 21 of 2021 concerning Requirements and Procedures for Registration of Establishment, Changes, Dissolution of Limited Liability Company Legal Entities (hereinafter referred to as “*Permenkumham* 21 of 2021”).

In relation to the capital criteria in a sole proprietorship, then must pay attention to the provisions of business capital of a maximum of IDR 5,000,000,000.00 (five billion Rupiah) excluding land and buildings for business premises. In addition, attention must also be paid to the criteria for annual sales results for micro businesses up to IDR 2,000,000,000.00 (two billion Rupiah) and small businesses up to IDR 15,000,000,000.00 (fifteen billion Rupiah) as regulated in Article 35 paragraph (5) PP 7 of 2021 with the obligation to report financial reports of individual companies consisting of current year financial position reports, profit and loss reports and notes included in the list of individual companies to the Minister of Law of the Republic of Indonesia electronically through the legal entity administration system or known as SABH which is regulated in Article 10 PP 8 of 2021 in conjunction with Article 19 *Permenkumham* 21 of 2021.

The sanctions if a sole proprietorship does not submit financial reports will be given administrative sanctions in the form of a written warning, termination of the right to services and revocation of legal entity status as regulated in Article 12 of PP 8 of 2021 in conjunction with Article 20 of *Permenkumham* 21 of 2021. There are special regulations regarding changes in status from a sole proprietorship to a capital partnership company based on Article 9 paragraph (1) of PP 8 of 2021 in Article 9 paragraph (1) in conjunction with Article 17 paragraph (1) of *Permenkumham* 21 of 2021, regarding the position of a sole proprietorship which is obliged to change its legal entity status to a Company if:

- a. The shareholder is more than 1 (one) person and/or
- b. Does not meet the criteria for micro and small businesses as stipulated in the provisions of laws and regulations concerning micro and small businesses.”

3.2. Status of a private limited company in Singapore

In Singapore, a company is also known as a corporation based on Section 6 of the Companies Act 1862, which states that “Any seven or more persons associated for any lawful purpose may, by subscribing their names to a memorandum of association, and otherwise complying with the requisitions of this Act in respect of registration, form an incorporated company.” This is in line with what is regulated in the Companies Act 50 which explains the concept of a legal entity related to business entities incorporated under this Act or previous laws, with the status as a legal entity (body corporate)” company means a company incorporated under this Act or under any corresponding previous written law”. “The corporation in question is a legal subject born through a formal legal mechanism, including the

fulfillment of certain documents required by law and legally established after the issuance of a certificate of incorporation.”

One form of company in Singapore is a private company limited or also known as Pte. Ltd. which in this case is focused on a private company limited by shares is a company formed based on the principle that the liability of its members is limited by the company's articles of association to the amount (if any) unpaid on shares each owned by them or limited to the issued capital. Since the enactment of the Companies Amendment Act 2004 continuously until its last amendment in 2024 and effective on June 16, 2025, company law in Singapore allows the formation of a company by one person only, thus giving birth to the concept of one person private limited company as stated in Companies Act Cap 50 Section 17 point 1 that” Subject to the provisions of this Act, any person may, whether alone or together with another person, by subscribing the person's name or their names to a constitution and complying with the requirements as to registration, form an incorporated company”. This provision affirms that any person, either alone or together with others, may form a legal entity by approving and/or signing the articles of association and must comply with the administrative requirements for registration. This statement serves as the basis for recognizing a one-person company, namely a company that can be established by one founder who acts as both the sole shareholder and director, provided they meet the domicile requirements in Singapore. The elements of this definition are as follows:

- a. Limited authority (subject to the provisions);
- b. Easy access (any person);
- c. Agreement (by subscribing his name to a constitution);
- d. Registration (complying with the requirements as to registration);
- e. Legal personality (Form an incorporated company).

Thus, based on section 17 point 1 Companies Act 50 The above-mentioned provisions serve as the basic norm for the implementation of a single member company by establishing the basis for the authority of each individual to form a company, either alone or together with others, while still complying with the provisions of the Companies Act 50. The legal status of Pte. Ltd. is normatively a private legal entity that is valid according to Singapore law, with its status as an incorporated company creating a clear separation between the legal personality of the company and the personal owner, this is in line with the doctrine of separate legal personality as recognized in the Companies Act 50, namely the recognition of a one-person private limited company that reflects the orientation of legal modernization by providing convenience for individual companies to obtain legal protection without having to have partners as a form of legal adaptation to

modern economic developments and the principle of ease of doing business. Thus, a private company limited by shares (Pte. Ltd.) has the following characteristics:

- a. Status as a legal entity separate from its founders, from the date of its establishment a registered company obtains status as a body corporate and has a separate legal personality from its members after a notice of incorporation is issued, the founders become "a body corporate by the name contained in the constitution capable immediately of exercising all the functions of an incorporated company".
- b. The nature of shareholder liability is limited to the value of the shares they own.
- c. Having only one shareholder (natural person), the formation of Pte. Ltd provides a structure that can be owned individually by a sole member which also makes it an organ in the company, a sole director with the stipulation of being domiciled in Singapore with a private company legal entity, so that the company's control is within the scope of the shareholders in a limited manner (transfer of shares and/or public offering, as well as members of the company).
- d. Officially registered through the ACRA electronic system, as a subject of regulation of the Accounting and Corporate Regulatory Authority (ACRA) Pte. Ltd is under its supervision, which functions as a corporate registration authority that ensures governance (minimum corporate governance standards), this strengthens the legitimacy and legal certainty in the implementation of companies in Singapore.
- e. Authority as a legal entity subject, as an incorporated company Pte. Ltd has the authority to take legal action and to fulfill its rights and obligations in terms of fulfillment (perpetual succession) and/or continuity of the company, namely: carrying out all company functions, entering into agreements, managing the company, contributing to company assets including ownership of land rights, power to hold land and transfer of other property rights, authorized to sue and be sued in the event of bankruptcy.¹⁶

3.3. Ideal regulations regarding sole proprietorships in obtaining land rights in Indonesia

A sole proprietorship obtains legal entity status since the issuance of the certificate of registration of the establishment of a sole proprietorship as regulated in PP 8 of 2021 Article 6 paragraph (3) in conjunction with Article 14 paragraph (1) of *Permenkumham* 21 of 2021. This ratification is important considering that the legal entity status of a sole proprietorship is obtained after the letter of establishment is ratified by the Ministry of Law of the Republic of Indonesia. This is in line with the constitutional ideals based on the provisions of Article 33 of the 1945 Constitution of the Republic of Indonesia (hereinafter referred to as the "1945 Constitution of the Republic of Indonesia") which

emphasizes the principle of family and equal distribution of welfare for the Indonesian people without exception, as a form of implementation of business access for the common people to strengthen the national economy with the principle of a people's economy. In Article 33 paragraph (3) of the 1945 Republic of Indonesia Constitution, which is the embodiment of the principle of the state's right to control land, which is then realized in Article 2 paragraph (1) UUPA in conjunction with Article 4 paragraph (1) UUPA, as a legal subject, rights to land in Indonesia can be granted as regulated in Article 16 paragraph (1) UUPA.

Table Subjects and Conditions for Applications for Cultivation Rights, Building Rights and Usage Rights in Indonesia for Legal Subjects

	Cultivation Rights	Building rights	Right of Use
Subject of Rights	a. Indonesian citizens; and b. A legal entity established under Indonesian law and domiciled in Indonesia. Regulated in: Article 19 of PP 18/2021 <i>in conjunction with</i> Article 61 of ATR/KBPN Regulation 18/2021.	a. Indonesian citizens; and b. A legal entity established under Indonesian law and domiciled in Indonesia. Regulated in: Article 34 of PP 18/2021 <i>in conjunction with</i> Article 85 of the ATR/KBPN Regulation 18/2021;	The right to use for the period as intended in paragraph (1) letter a is given to: a. Indonesian citizens; b. legal entity established under Indonesian law and domiciled in Indonesia; c. foreign legal entities that have representatives in Indonesia; d. religious and social bodies; And e. Foreigners - Regulated in: Article 49 of PP 18/2021 <i>in conjunction with</i> Article 85 of the ATR/KBPN Regulation 18/2021;
Time period	a. 35 years of giving; b. 25 year extension; c. 35 year update. Regulated in: Article 29 UUPA <i>in conjunction with</i> Article 22 PP 18/2021 <i>in conjunction with</i> Article 63 of ATR/KBPN Regulation 18/2021.	a. 30 years grant; b. 20 year extension; c. 30 year update. Regulated in: Article 35 UUPA <i>in conjunction with</i> Article 37 PP 18/2021 <i>in conjunction with</i> Article 87 of the ATR/KBPN Regulation 18/2021;	a. 30 years grant; b. 20 year extension; c. 30 year update. Regulated in: Article 52 of PP 18/2021 <i>in conjunction with</i> Article 113 of ATR/KBPN Regulation 18/2021;
Application Requirements. For legal entities, based on: deed of establishment and latest amendments along with its ratification from the authorized agency or company establishment regulations, Business Identification Number from <i>Online Single Submission</i> (OSS) or Company Registration Certificate (TDP), in the case of a legal entity applicant;	Regulated in: Article 64 paragraph (1) letter a number 2 ATR/KBPN Ministerial Regulation 18/2021.	Regulated in: Article 88 paragraph (1) letter a number 2 ATR/KBPN Ministerial Regulation 18/2021.	Regulated in: Article 114 paragraph (1) letter a number 3 ATR/KBPN Ministerial Regulation 18/2021.

In order to provide legal certainty in agrarian law, the Indonesian Government carries out land registration as regulated in Government Regulation Number 24 of 1997 concerning Land Registration (hereinafter referred to as PP 24 of 1997) which was later amended based on PP 18 of 2021 as the implementation of Article 19 of the UUPA (the embodiment of the principle of a negative system with a positive

tendency) and for each legal subject as a holder of land rights is given proof of ownership in the form of a certificate as regulated in Article 32 of PP 24 of 1997 in conjunction with the Regulation of the Minister of Agrarian Affairs and Spatial Planning / Head of the National Land Agency Number 3 of 2023 concerning the Issuance of Electronic Documents in Land Registration Activities h.

Land rights in Singapore are regulated by the Land Titles Act 2004. The Land Titles Act establishes Singapore's national land law system, which is based on the Torrens Registration System, along with its derivative regulations. The utilization, designation, and management of land are governed by the Singapore Land Authority (SLA), the primary implementing agency responsible for the management, registration, and administration of land in Singapore. The types of land rights can be classified as follows:

1) Freehold (full ownership rights) is also known in the Singapore land law system as freehold estate which is included in the category of "Estate in Fee Simple", namely the type of land rights with the highest ownership. An estate in fee simple (freehold) is a type of full ownership right that is the most superior in the hierarchy of land rights and is also a form of land ownership derived from the Crown Grants system. This right is absolute and has no time limit, so the owner has complete control over the land. Freehold is also considered the highest level of land ownership, although it must still comply with government provisions and regulations, including those related to National Strategic Projects.

2) Leasehold (Right of Use/Rent) is a type of land ownership rights by the state (State title) which was formerly called the Crown under the colonial government which is any grant (granting of rights from the state) or lease (rental rights to use state land for a certain period) issued based on the State Lands Act 1920 or the State Lands Ordinance 1886, and also includes Crown grants or Crown leases issued based on the Crown Lands Ordinance 1886 before September 16, 1963. This type of land ownership rights are fully owned and managed by the government (state) to utilize the land for a certain period and are not included in the type of full ownership rights, this type of land rights cannot be owned by individuals or corporations personally, but can only be granted use or lease rights. As stated in All State land shall vest in the President and may be disposed of, leased or licensed in accordance with this Act that all state land is under the authority and power of the President, and can be transferred, leased, or given permission to use it in accordance with the provisions of this Act. The classification as referred to above is:

- a. Rights to a Strata Title Unit, namely the right to ownership of this strata title unit is called Subsidiary Proprietor which has two types of rights, namely:
 - a) full rights to his personal unit (proprietary interest in the lot) and including the basic portion and its proportional rights;

b) undivided rights to common property which refer to parts of the land or buildings in a strata development which are not owned individually, but are the joint rights of the unit owners (public facilities).

Based on Section 10 of the Land Titles (Strata) Act, it is stated that a plot of land can be divided vertically into separate units called strata lots, where each unit obtains its own strata title as proof of individual ownership. Each strata title is registered in the Land Titles Register and has its own lot number which indicates the legal status of ownership of the unit legally and separately from other units. This vertical ownership system or strata ownership is a form of land rights that are specifically regulated in two legal instruments, namely the Land Titles (Strata) Act (Cap. 158) and the Building Maintenance and Strata Management Act. These two laws form the legal framework for the recognition and management of ownership of apartment units standing on a plot of land (multi-story developments), which have the same status as land ownership rights in general, because they are officially registered and protected under the Torrens registration system that applies under the Land Titles Act.²³

2) Temporary Occupation License.

This Right of Use is an administrative permit granted by the Singapore Land Authority to individuals or legal entities to utilize and/or use state land for a certain period of time without granting absolute ownership rights (land interest) over the land, and does not create property rights (proprietary rights) that can be equated with freehold or leasehold that are registered, but only limited to conditional right of use and can be revoked at any time by the government if its implementation disrupts the city spatial planning (land use planning) as regulated in the Planning Act Cap. 232 and other provisions. Based on the explanation above, there are limitations on the rights attached to temporary right of use, namely:

- a. Cannot be transferred to another party without SLA approval;
- b. Cannot be used as an object of collateral (security interest);
- c. Can be revoked at any time;
- d. An annual fee (license fee) is charged in accordance with the SLA provisions;
- e. Obligation to restore land after the permit period ends.

The principle of natural resource management in Singapore is oriented towards efficient governance through the implementation of adaptive regulations and a digitally integrated administration system. As stated in the Land Titles Act section 4 (1) regarding the authority of this law "The Registrar of Titles shall be appointed under the Singapore Land Authority Act" it can be understood that the appointment of registration officials (Registrars) is carried out under the Singapore Land Authority (SLA) structure with a fully digitalized system. The main function of

the SLA is to optimize land resources, maintain a national land information system, and implement a land registration system, one of which is supported by the Electronic Transactions Act 2010 as the basis for a fully digitalized system, especially regarding land validation.

Thus, one form of support from the Indonesian Government for MSMEs is the provision of people's business credit (known as KUR) which is "a credit/financing for working capital and/or investment to individual/individual debtors, business entities and/or business groups that are productive and feasible but do not have additional collateral or additional collateral is not sufficient." Based on the provisions of Article 14, KUR collateral consists of principal collateral and additional collateral. The definition of principal collateral is collateral that is a business or object financed by KUR, while additional collateral is collateral that is not applied to KUR with a loan ceiling of up to IDR 100,000,000.00 (one hundred million Rupiah), but additional collateral can be applied to KUR with a loan ceiling above IDR 100,000,000.00 in accordance with the policy/objective assessment of the KUR distributor. This means that one of the KUR financing is the object being financed including the purchase of assets in the form of land rights.

5. Conclusion

The legal status of a sole proprietorship based on Indonesian and Singaporean law is as regulated in Law Number 6 of 2023. and its derivative regulations, namely PP 7 of 2021, PP 8 of 2021 and *Permenkumham* 21 of 2021 are new legal entities that are expected to provide justice in the context of empowering the people's economy as a form of simplifying legal entities for MSMEs, providing legal certainty and benefits based on the principle of legal certainty, democratizing company access and being able to compete in obtaining access to financing and being protected from detrimental business practices and legal efficiency and modernization with efficient, flexible and digital-friendly regulations. (registration is done electronically), in accordance with the demands of the digital era and the acceleration of the national economy, thus providing ease of doing business (ease of doing business) and a sole proprietorship obtains legal entity status since the issuance of the certificate of registration of establishment. Comparison in Singapore is known as a private limited company which is a legal entity of one person private limited company as stated in the Companies Act Cap 50 Section 17 which acts as a sole shareholder and director as long as it meets the domicile requirements in Singapore, and has the nature of limited liability separation of assets (separate legal entity). Thus the analysis of sole proprietorships in Indonesia with private limited companies in Singapore is the similarity is that it is established by 1 (one) person (single shareholder company) for small-scale businesses, organs consisting of the General Meeting of Shareholders and directors by paying attention to several principles of good corporate governance, ultra vires and piercing the corporate veil. The ideal regulation for a sole proprietorship as a legal

entity (legal entity) in obtaining land rights in Indonesia is based on the provisions in agrarian law and specifically in the Regulation of the Minister of ATR /KBPN 18/2021, so that land rights can be granted, namely the Right to Cultivate, the Right to Build, and the Right to Use with a time period in order to support the purposes and activities of the sole proprietorship by being given a land title certificate as strong evidence. The Indonesian government also supports one of the KUR financing objects, namely the purchase of assets in the form of land rights, so that it can be used as collateral in financing credit. In Singapore, based on the Land Titles Act 2004 and supervised by the Singapore Land Authority (SLA), a company legal entity can be granted a leasehold.

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